

**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING  
HELD AUGUST 15, 2007, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM  
1431, JONESTOWN, TEXAS**

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**CHAIRMAN MOORE**

Chairman Moore called the meeting to order at 7:30 p.m.

**2. ROLL CALL**

**SECRETARY**

The following members were present: Larry Oaks, Alan Yost, Robert Moore, Tricia Anglea and David Nelsen. Also present was alternate member Robert Donnelly. A quorum was present.

**3. APPROVAL OF MINUTES**

Regular Meeting, July 18, 2007

Commissioner Nelsen made a motion to approve the minutes from the July 18<sup>th</sup>, 2007 meeting. Vice Chairman Yost seconded the motion, which carried unanimously.

Special Called Meeting, August 1, 2007

Vice Chairman Yost made a motion to approve the minutes from the August 1<sup>st</sup>, 2007 Special Called Meeting. Chairman Moore seconded the motion, which carried unanimously.

**B. CITIZENS COMMUNICATIONS**

There were no comments on issues not on the agenda.

**C. GENERAL BUSINESS AND ACTION ITEMS:**

1. a. Public hearing of an ordinance amending Section 94.036, Jonestown Code of Ordinances to establish development standards for the FM 1431 Corridor Overlay District.

There were no citizens wishing to speak on the ordinance amendment.

- b. Discussion and possible action on recommendation to City Council of the above proposed amendment.

There was discussion of what kind of buildings within the districts have to comply with the standards (residential is included if a new home is built on a commercially zoned lot) and the desired materials and treatment of sides and backs of these buildings not visible from streets. Changes were recommended in the ordinance wording and arrangement. Commissioner Oaks suggested having an architectural review committee formed to judge the commercial building plans as they come in. This was discussed. The idea of the council hiring an architect who is a design specialist to review the plans was also discussed.

Suggestions included the following: Take ***Metal, only permitted for exterior walls that do not face a public street or right-of-way*** out of its current location in the ordinance, (2)(B)(viii), and drop it in (2)(C) as ((v) to require the applicant to go to Council for approval of the use of metal. Then make (3) ***Procedure for Determining Alternative Exterior Materials:(A)(B)(C) and (D)*** a part of (2)(C), so that the procedure is under the materials section. Also discussed was removing the sentence on page 6, last sentence in (D), ***Articulation shall not be required for sides of a building or structure that do not face a public street or right-of-way.***

There was further discussion about the meaning and measurements of articulation, that the wording is contradictive and still confusing.

Vice Chairman Yost made a motion to approve an ordinance amending Section 94.036, Jonestown Code of Ordinances to establish development standards for the FM 1431 Corridor Overlay District with the following changes: on page 3, remove “***Metal, only permitted for exterior walls that do not face a public street or right-of-way***” from the list under (2)(B)(viii), as a permitted material, and move it to (2)(C) as ((v), to require that it has to have the approval of City Council; also, change (2)(C) to read, “The following alternative external materials require approval by the City Council, pursuant to the “***Procedure for Determining Alternative Exterior Materials***”; and then within (2)(C), following the list of materials, insert from the next page (3)(A)(B)(C) and (D) the ***Procedure for Determining Alternative Exterior Materials; and on page 6 under (D),*** strike that sentence “***Articulation shall not be required for sides of a building or structure that do not face a public street or right-of-way***”. Commissioner Nelsen seconded the motion. Chairman Moore asked for clarification on some of the previous editing. The motion carried unanimously.

Commissioner Oaks made a motion that this recommendation also include request to Council to have staff look into identifying the appropriate architect with design capabilities to be placed on retainer to review projects that come up for review under FM 1431 corridor zoning. Chairman Moore seconded the motion. Commissioner Anglea asked for a friendly amendment that more than one architect/designer be interviewed and that the Commission have input into the selection. Chairman Moore suggested that this would go beyond the purview of this group. Commissioner Oaks also suggested that the motion be left as is, and that the Council be advised that there is interest from this group in the selection. Commissioner Oaks suggested that one way to select the design firm would be to ask each one to “tweak” this ordinance. Commissioner Anglea withdrew her

friendly amendment. Commissioners Oaks, Anglea, Nelsen and Chairman Moore voted yes and Vice Chairman Yost voted no. The motion carried 4 to 1. Vice Chairman Yost voiced his concern with the cost of the architect's review.

2. Discussion of the Volente Group development and annexation agreement for the Trail's End Tract.

Chairman Moore asked the Commissioners to give him their input so that he can bring their concerns to the committee to negotiate the Volente Group Trails End development agreement, of which he is a part. Commissioner Anglea voiced her concern about the loss of trees and Vice Chairman Yost and Commissioner Oaks are concerned about the deviation from one residence per acre and the comprehensive plan. John Shipley was present to discuss his project with the commission. No action was taken.

3. Discussion concerning development of esthetics guidelines for utility structures.

Chairman Moore asked Commissioner Nelsen what he intended on this item. Vice Chairman Yost had submitted a model ordinance based on those of other cities and the staff will be asked to find his submittal and bring it back to the commission.

4. Discussion and possible action to put items on future agendas.

There was discussion to have an item to discuss the feasibility of appointing an economic development committee to begin dialogue with owners of property in the ETJ and in development nodes to convince them to annex into the city which enhance their property value and attract a commercial development.

#### **D. ADJOURNMENT**

Commissioner Yost made a motion to adjourn, seconded by Commissioner Nelsen. The motion carried unanimously and Chairman Moore adjourned the meeting at 10:02 p.m.

**PASSED AND APPROVED AT A MEETING ON SEPTEMBER 19<sup>th</sup>, 2007.**

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**Robert Moore, Chairman**  
**Planning and Zoning Commission**

**ATTEST:**

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**Linda Hambrick, City Secretary**